

MINUTES

CITY OF FRANKLIN PLAN COMMISSION MEETING

November 20, 2003
Approved December 18, 2003

CALL TO ORDER

- I.** Alderman Dorsan, as Acting Chairman, called the regular meeting of the Plan Commission of November 20, 2003, to order at 7:08 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Bennett, Ritter & Ziegenhagen & Planning Manager Buratto. Absent were Mayor Klimetz & Commissioners Knueppel & Skowronski. Commissioner Skowronski arrived at 7:19 pm.

MINUTES

October 9, 2003

II.

- A Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to approve the minutes of the regular meeting of the Plan Commission for October 09, 2003, as amended. Upon voice vote, all voted 'aye'. Motion carried.

November 6, 2003

- B Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to approve the minutes of the regular meeting of the Plan Commission for November 06, 2003, with typographical correction to Agenda Item III "C" and other items. Upon voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS

III.

REZONING

Robert Jurasinski /
Mary Ann Jurasinski –
NE 29

- A Acting Chairman Dorsan opened the public hearing on the petition of Robert Jurasinski for Mary Ann Jurasinski to rezone a Lot from R-2 Estate Single-Family Residence District to A-1 Agricultural District at 7:21 pm. Planning Manager Buratto read the Public Hearing notice into the minutes. Mr. Jurasinski explained his petition. No one else coming forward, the public hearing was called to a close at 7:22. Plan Commission requested Staff to look at what criteria are to be used for approving single lot division & rezoning from larger parcels so facilities will be economically laid out in the future.

PDD AMENDMENT TO PDD #31 –

United Financial Group –
SW 16.

- B Acting Chairman Dorsan opened the public hearing on the petition of United Financial Group to amend PDD #31 (Forest Hill Highlands), across from 8820 – 8822 West Forest Hill Avenue, at 7:35 pm. Planning Manager Buratto read the Public Hearing notice into the minutes. Mr. Robert Zoelle stated that the plan presented for this amendment incorporates a corrected statement of the total number of buildings and the number of units in each building. The previously approved plan had incorrectly stated the numbers. No one coming forward, the public hearing was called to a close at 7:35.

REZONING –

United Financial Group –
SW 16.

- C Acting Chairman Dorsan opened the public hearing on the petition of United Financial Group to rezone a Lot removed from PDD #31 (Forest Hill Highlands), across from 8820 – 8822 West Forest Hill Avenue, from PDD #31 to R-5 Suburban Single Family Residence District, at 7:37 pm. Planning Manager Buratto read the Public Hearing notice into the minutes. No one coming forward, the public hearing was called to a close at 7:37.

REZONING –

Avian at Tuckaway –
NW 22

- D Acting Chairman Dorsan opened the public hearing on the petition of Avian at Tuckaway, N side of Puetz Road, between South 68th Street & South 76th Street, to rezone Lots from R-3 Suburban/Estate Single Family Residence District to R-8 Multiple-Family Residence District, at 7:57 pm. Planning Manager Buratto read the Public Hearing notice into the minutes. Mark Carstensen presented the development proposal, stating they have met with the neighbors and addressed their concerns. No one coming forward, the public hearing was called to a close at 8:05 pm.

SPECIAL USE AMENDMENT –

Avian at Tuckaway –
NW 22

- E Acting Chairman Dorsan opened the public hearing on the petition of Avian at Tuckaway, on the north side of Puetz Road, between South 68th Street & South 76th Street, for a Special Use to build a duplex condominium development, at 8:07 pm. Planning Manager Buratto read the Public Hearing notice into the minutes. Mark Carstensen presented the development proposal. City Engineer Jack Bennett expressed a concern that the project was moving forward too fast. He suggested holding over any action until a representative of Tuckaway Country Club could be there to speak to their concerns. Marge Shore asked for clarification of the terms "multi-family" and "duplex." No one else asking to be heard, the public hearing was called to a close at 8:09 pm.
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**BUSINESS
REPORT**

IV.

A Commissioner Ritter delivered his report on the School District. The report highlighted that the City might want to consider increasing quality commercial/business development to broaden the tax base. No action was needed; none taken.

**CERTIFIED SURVEY
MAP 2-PARCEL –
Avian at Tuckaway –
NW 22**

B Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend a resolution to accept the 2-parcel Certified Survey Map for Avian at Tuckaway, N side of Puetz Road, between South 68th Street & South 76th Street, subject to meeting all conditions as outlined by the Plan Commission in the attached ordinance and contingent on approval of the presented resolution as to form by the City Attorney. Upon voice vote, Acting Chairman Dorsan & Commissioners Ritter, Skowronski & Ziegenhagen voted 'aye'. Commissioner Bennett voted 'no'. Motion carried 4 - 1.

**REZONING –
Avian at Tuckaway –
NW 22**

C Commissioner Bennett moved and Commissioner Skowronski seconded a motion to refer the matter to Staff for review. Upon voice vote, all voted "aye." Motion carried. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to rescind the vote to refer to staff. Upon voice vote Alderman Dorsan & Commissioners Ritter, Skowronski & Ziegenhagen voted 'aye'. Commissioner Bennett voted 'no'. Motion carried 4 - 1. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to suspend the rules and take action at this time. Upon voice vote Alderman Dorsan & Commissioners Ritter, Skowronski & Ziegenhagen voted 'aye'. Commissioner Bennett voted 'no'. Motion carried 4-1. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend an ordinance to accept the rezoning request for Avian at Tuckaway, N side of Puetz Road, between South 68th Street & South 76th Street, from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District, subject to meeting all conditions as outlined by the Plan Commission in the ordinance presented and contingent on approval of the said ordinance by the City Attorney as to form. Upon voice vote Alderman Dorsan & Commissioners Ritter, Skowronski & Ziegenhagen voted 'aye'. Commissioner Bennett voted "No." Motion carried 4-1.

**SPECIAL USE
AMENDMENT –
Avian at Tuckaway –
NW 22**

D Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to suspend the rules and allow a vote on the special use amendment. Upon voice vote, Alderman Dorsan & Commissioners Ritter, Skowronski & Ziegenhagen voted 'aye'. Commissioner Bennett voted 'no.' Motion carried 4 - 1. Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to recommend a resolution to accept the special use amendment for Avian at Tuckaway, N side of Puetz Road, between South 68th Street & South 76th Street, to build a duplex condominium development, subject to meeting all conditions as outlined by the Plan Commission in the presented resolution and contingent on approval of the presented ordinance as to form by the City Attorney. Upon voice vote Alderman Dorsan & Commissioners Ritter, Skowronski & Ziegenhagen voted 'aye'. Commissioner Bennett voted 'no.' Motion carried 4 - 1.

**MONUMENT SIGN –
Avian at Tuckaway –
NW 22**

E Commissioner Skowronski moved and Commissioner Ziegenhagen seconded a motion to approve the monument sign for Avian at Tuckaway condominium development, N side of Puetz Road, between South 68th Street & South 76th Street. Upon voice vote Alderman Dorsan & Commissioners Ritter, Skowronski & Ziegenhagen voted 'aye'. Commissioner Bennett voted 'no.' Motion carried 4 - 1.

**PDD AMENDMENT
TO PDD #31 –
United Financial Group –
SW 16.**

F Commissioner Skowronski moved and Commissioner Ritter second a motion to suspend the rules and allow a vote on the PDD Amendment to PDD #31 (Forest Hill Highlands) to remove a Lot from the original PDD. Upon voice vote, all voted 'aye'. Motion carried. Commissioner Skowronski moved and Commissioner Ritter second a motion to recommend an ordinance to accept the PDD Amendment, subject to meeting all conditions as outlined by the Plan Commission in the attached ordinance and contingent on approval of the attached ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

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| REZONING – United Financial Group – SW 16. | G Commissioner Ritter moved and Commissioner Skowronski seconded a motion to suspend the rules to allow a vote on the rezoning request. Upon voice vote, all voted 'aye'. Motion carried. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to recommend an ordinance to rezone a lot removed from PDD #31 from PDD #31 to R-5 Suburban Single-Family Residence District for United Financial Group, (Forest Hill Highlands), across from 8820 – 8822 West Forest Hill Avenue, subject to meeting all conditions as outlined by the Plan Commission in the attached ordinance and contingent on approval of the presented ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried. |
| CERTIFIED SURVEY MAP – United Financial Group – SW 16. | H Commissioner Skowronski moved and Commissioner Ritter second a motion to recommend a resolution to accept the 2-lot Certified Survey Map (Forest Hill Highlands), across from 8820 – 8822 West Forest Hill Avenue, for United Financial Group, subject to meeting all conditions as outlined by the Plan Commission in the attached ordinance and contingent on approval of the presented resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried. |
| BREAK | Acting Chairman Dorsan called a break at 8:32 p.m. Meeting reconvened at 8:45 p.m. |
| MONUMENT SIGN – Millennium Partners | I Commissioner Bennett moved and Commissioner Skowronski seconded a motion to approve the monument sign application for Sherry Marino, on behalf of Millennium Partners (Whitnall Grove), at 10900 W Rawson Avenue. Motion withdrawn after discussion. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to continue the item at December 4, 2004, meeting, with submittal of a new sign. Upon voice vote, all voted 'aye'. Motion carried. |
| MONUMENT SIGN – Icon Development – PDD #26 | J Commissioner Skowronski moved and Commissioner Bennett seconded a motion to approve the monument sign application for Icon Development (PDD #26 Woodlake Village Condominiums), 10060 West Loomis Road. Upon voice vote, all voted 'aye'. Motion carried. |
| MONUMENT SIGN – Icon Development – PDD #26 | K Commissioner Bennett moved and Commissioner Ritter seconded a motion to approve the monument sign application for Icon Development (PDD #26 Deerwood Estates Condominiums), 10060 West Loomis Road. Upon voice vote, all voted 'aye'. Motion carried. |
| PEDESTAL SIGN – Icon Development – PDD #26 | L Commissioner Bennett moved and Commissioner Ritter seconded a motion to approve the pedestal sign application for Icon Development (PDD #26 Deerwood Estates Condominiums), 10060 West Loomis Road. Upon voice vote, all voted 'aye'. Motion carried. |
| SITE PLAN – Franklin School District | M Commissioner Bennett moved and Commissioner Ritter seconded a motion to recommend approval of a resolution for a site plan for Franklin School District to construct a garage for storage of Tech Class materials at Franklin High School, 8222 South 51st Street, subject to meeting all conditions as outlined by the Plan Commission in the attached ordinance and contingent on approval of the attached ordinance as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried. |

**NEXT SCHEDULED
PLAN COMMISSION
MEETINGS**

December 04, 2003, 7:00 pm
December 18, 2003, 7:00 pm

ADJOURNMENT

V. No action needed; none taken.

VI. Commissioner Bennett moved and Commissioner Ritter seconded a motion to adjourn. Upon voice vote, all voted 'aye'. Motion carried. Meeting adjourned at 9:17 pm.
